

DOMINICAN REPUBLIC

YOUR GUIDE TO THE FUTURE OF CARIBBEAN REAL-ESTATE

INVEST IN THE FUTURE OF THE CARIBBEAN **NOW**

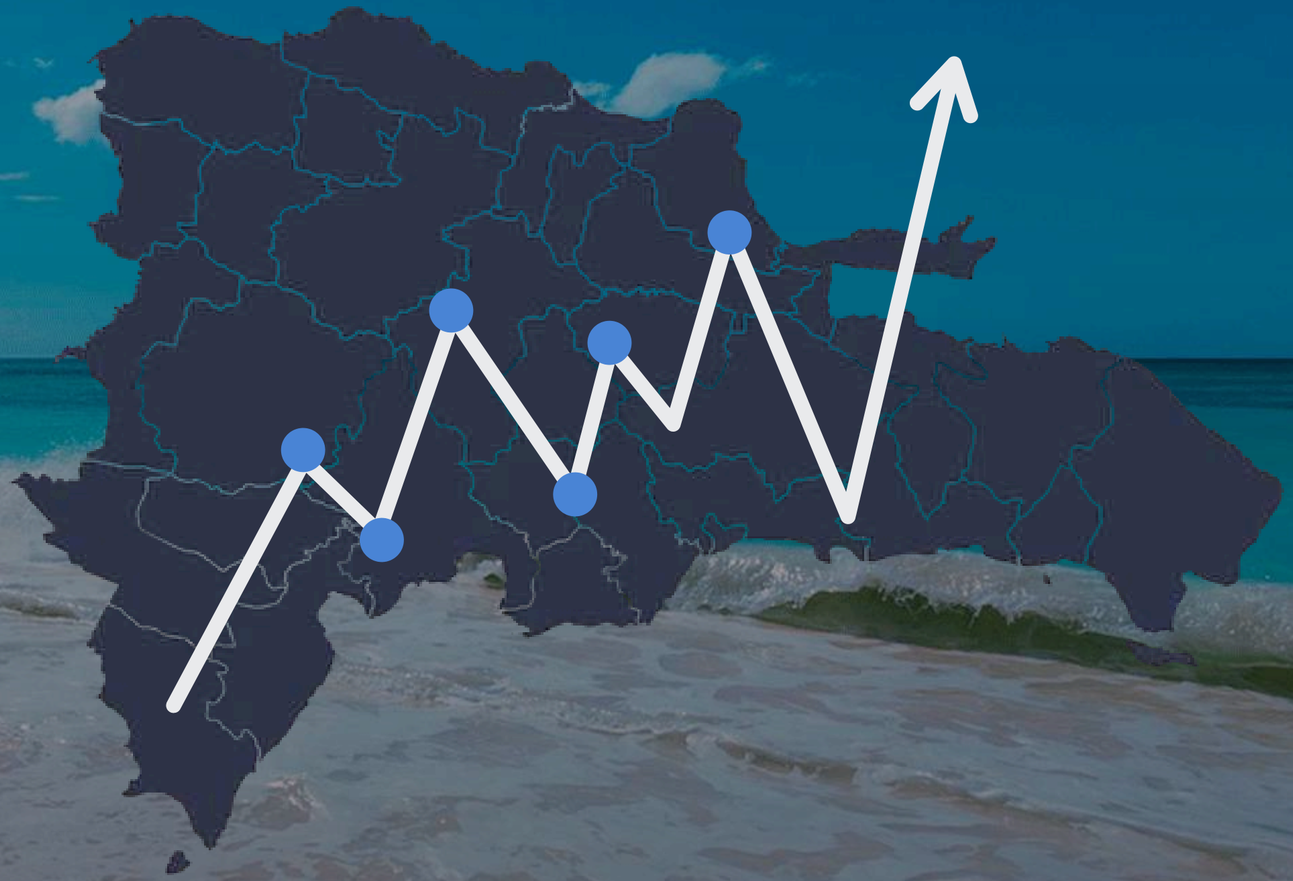
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WHY THE DOMINICAN REPUBLIC IS ON EVERY INVESTOR'S RADAR?









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DOMINICAN REPUBLIC'S INVESTMENT EDGE

2025-2026 and Beyond



- Strong & Diversifying Economy
- Political Stability
- Record Real Estate & Tourism Growth
- Strategic Mega Projects in Infrastructure & Energy



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TOURISM BOOM
REAL ESTATE SURGE



10M Tourists Driving Real Estate Growth

- Tourism Revenue **2024: $10B (+15% of GDP)**
- Luxury real estate prices:
  +12% YoY (*Punta Cana & North Coast*)
- Rental yields: **+8% in prime areas**

- **Emerging Hotspots:**
- **Puerto Plata:** $300M+ in upgrades, +20% tourism jump.
- **Cabarete:** +15% property growth, strong eco-tourism pull
- **Santiago:** DR's fastest-growing metro, drawing upscale residential and medical tourism.



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ECONOMIC MOMENTUM & INVESTOR-FRIENDLY CLIMATE



- Stable Growth + **Pro-Investment Policies**
  GDP Growth: (2024) 5.0%, (2025)4.8%
  FDI Record: $4.1B (2023), projected $4.3B+ (2024)
- Top Sectors: Tourism, Real Estate, Energy,
  Free Zones Investor Benefits:
  10+ years tax exemptions
  0% tax in FTZs
- Fast-track residency for **$200K+ property buyers** #1 in Caribbean for FDI friendliness (World Bank)



DOMINICAN–RUSSIAN RELATIONS: A STRATEGIC ADVANTAGE

Open, Diplomatic, and Strategically Cooperative

- **Friendly diplomatic ties** between the Dominican Republic and Russia, with **no restrictions on Russian investors**
- Presence of a **Russian Embassy in Santo Domingo**, with an **active ambassadorial delegation**
- **Visa-free travel for Russian citizens,** easing mobility and tourism
- **Ongoing bilateral cooperation** in **tourism, trade, energy**, and **infrastructure development**

2025 INVESTMENT AREAS

KEY HIGH-GROWTH ZONES, WHERE OPPORTUNITY LIVES

1 PUNTA CANA

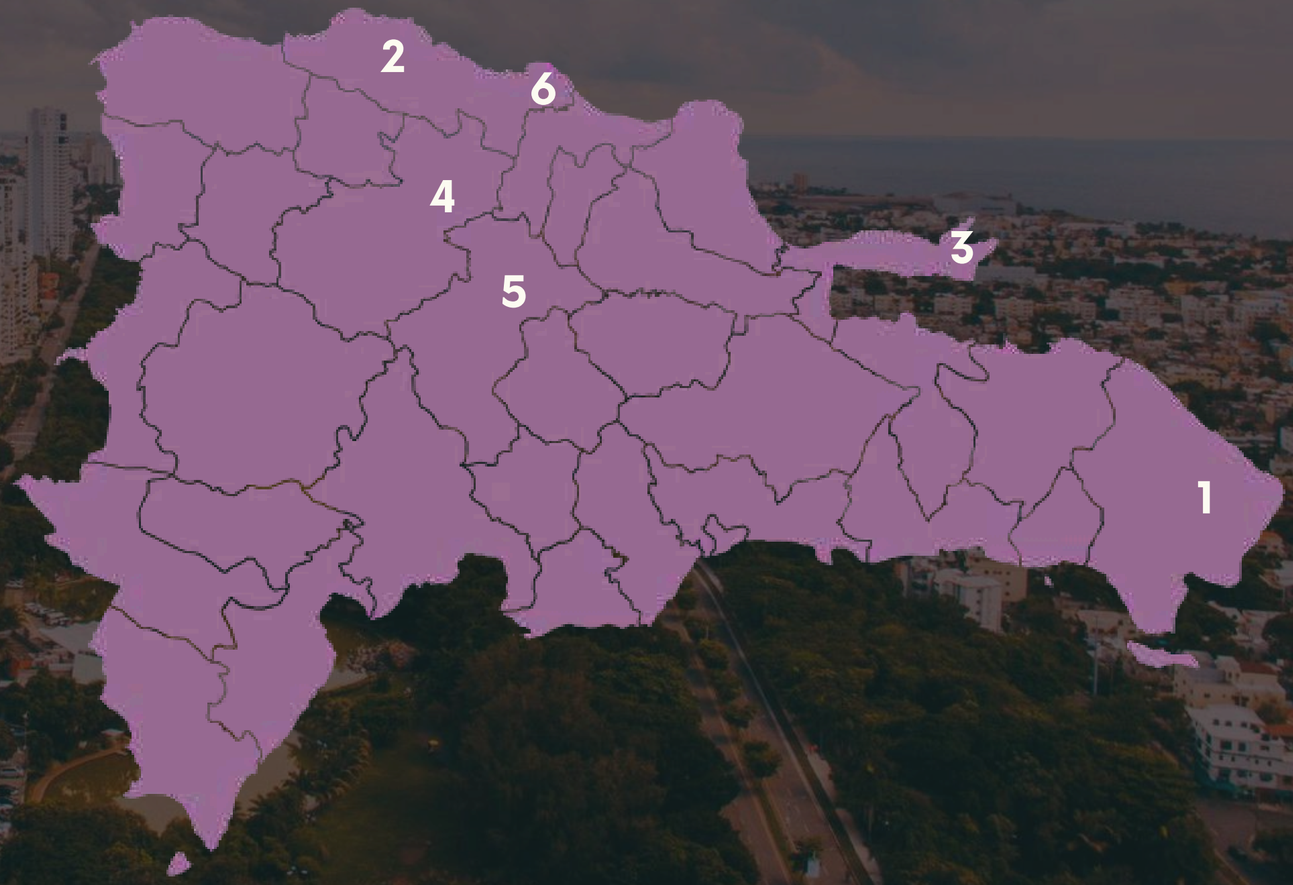
2 PUERTO PLATA

3 SAMANÁ

4 SANTIAGO

5 JARABACOA

6 CABARETE





APARTMENTS

Turnkey Properties in Prime Tourist Corridors

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HOTELS

High-Yield Hospitality Assets in Prime Tourist Destinations



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VILLAS

Premium Villa Properties for Income, Appreciation, and Enjoyment

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PUNTA CANA

1

Punta Cana remains the Caribbean’s top tourism engine — and it's still accelerating. With record-breaking arrivals, nonstop international flights, and world-class infrastructure, it offers the most secure and profitable landscape for real estate and hospitality investment in the Dominican Republic.

4 M + Annual Visitors | 60% Hotel Occupancy | 15% YoY real estate growth

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PUNTA CANA

WHAT IS PUNTA CANA LIKE?

Tourism Powerhouse. Investment Ready.
Punta Cana leads the Caribbean in arrivals, infrastructure, and scale. Airports, highways, and luxury resorts make it a turnkey hub for high-volume investment.

Iconic Beaches. Premium Appeal.
White sands and turquoise waters frame a coastline lined with branded resorts, villas, and luxury residences.

Fast-Moving. Strong ROI.
Hotels, condos, and land trade quickly. For volume, cash flow, and stability — Punta Cana is the Caribbean benchmark.



PUERTO PLATA

2

Puerto Plata is emerging as one of the Dominican Republic’s most strategic investment hotspots. With major infrastructure upgrades, rising tourism inflows, and real estate values that remain attractively priced, investors are positioning now to capitalize on the region’s next wave of growth.

$300M+ in public/private upgrades | Cruise port expansion | Tourism up 20% YoY

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PUERTO PLATA

WHAT IS PUERTO PLATA LIKE?

Colonial Charm. Modern Momentum.
Puerto Plata blends oceanfront access, mountain views, and historic appeal. Cruise terminals, resorts, and infrastructure upgrades are fueling a powerful comeback.

Relaxed Coast. Boutique Opportunity.
Golden beaches and a slower pace make it ideal for boutique hotels, villas, and eco-luxury development.

New Growth Drivers.
From cable car upgrades to new hospitality projects and global brands entering the market, Puerto Plata is heating up for investors.



SAMANÁ

3

Samaná is one of the Dominican Republic’s most promising emerging markets—poised for eco-luxury growth. Known for its natural beauty, low-density development, and rising eco-tourism demand, Samaná is drawing attention from forward-looking investors seeking sustainable, high-upside opportunities.

15% YoY eco-tourism growth | Protected beaches & boutique resort zones



WHAT IS SAMANÁ LIKE?

Early Growth. Global Interest.
A new cruise port, airport expansion, and incoming brands like Four Seasons and Marriott point to a luxury wave ahead.

Undervalued Land. Strong Upside.
Samaná's land remains well below Punta Cana or Tulum — with rising value as infrastructure builds out.

Eco-Luxury. Unspoiled Appeal.
Beaches, waterfalls, and raw nature attract high-end, eco-conscious buyers and second-home seekers.



CABARETE

4

Cabarete is one of the Dominican Republic’s most dynamic lifestyle investment markets. Famed for its active beachfront culture, international community, and growing eco-tourism appeal, it’s attracting forward-thinking investors who value both capital growth and coastal quality of life.

Top-ranked global kiteboarding destination | +15% property value growth (2023)



WHAT IS CABARETE LIKE?

Lifestyle Magnet. Global Appeal.
Cabarete blends small-town charm with an international vibe — attracting kitesurfers, wellness travelers, digital nomads, and expats seeking active beachfront living.

Strategic Pricing. Early Entry.
Prices remain well below Punta Cana or Tulum, offering rare access to an appreciating, still-affordable market.

High-Yield Rental Demand.
Year-round tourism and remote work fuel strong short-term rental income, with high occupancy and competitive rates.

Sustainable Growth. Boutique Scale.
Upgraded infrastructure, new hotels, and curated residential projects are reshaping Cabarete – while preserving its eco-conscious, community feel



JARABACOA

5

Jarabacoa is the Dominican Republic’s premier mountain retreat—blending natural beauty with upscale real estate momentum. Renowned for its cool climate, lush highlands, and rising eco-luxury developments, it’s attracting increasing demand for second homes, boutique hotels, and eco-resorts—making it the top inland destination for nature-driven, high-end investment.

1,500 ft elevation | Leading eco-retreat zone | Second home demand up 18% YoY



WHAT IS JARABACOA LIKE?

Mountain Retreat. Rising Demand.
Jarabacoa is the D.R.'s top inland escape — prized for its cool climate, natural beauty, and growing interest in eco-luxury living.

Nature-Driven, Wellness-Ready.
Surrounded by mountains, rivers, and pine forests, it's ideal for eco-tourism, outdoor adventure, and wellness-focused development.

Limited Supply. Upscale Potential.
From luxury villas to boutique resorts, demand is rising fast. With land values climbing and inventory tight, Jarabacoa is emerging as the D.R.'s high-end mountain market.



SANTIAGO

6

Santiago is the economic engine of the Dominican Republic—and its most important inland hub for real estate, commerce, and logistics. With a rising middle class, robust infrastructure, and growing demand across residential and commercial sectors, Santiago offers investors stable, year-round returns in one of the country's most resilient markets.

2nd-largest city by GDP | Commercial real estate pipeline expanding



WHAT IS SANTIAGO LIKE?

Business Hub. Year-Round Demand.
Santiago is the D.R.'s second-largest city and the economic engine of the Cibao region — where Dominicans live, work, and invest.

Urban Growth. Local Strength.
Skyline condos, hospitals, universities, and retail centers drive demand for long-term residential and commercial assets.

Stable Income. No Seasons.
With steady rental demand from professionals, students, and families, Santiago offers consistent cash flow across apartments, offices, and logistics.

YOUR INVESTMENT JOURNEY IN THE D.R.

STEP 1

CHOOSE YOUR IDEAL PROJECT

Select the property style and layout that best aligns with your investment strategy—whether for resale, rental income, or long-term appreciation.

STEP 2

SECURE WITH INITIAL DEPOSIT

Lock in your investment with a 20% initial deposit. This ensures priority selection within the project and fixed pricing before market appreciation.

STEP 3

SPREAD PAYMENTS ACROSS CONSTRUCTION

The remaining 80% is distributed in scheduled payments throughout the construction phase, aligned with project milestones.

STEP 4

ENJOY RENTAL PROFITS OR CASH OUT LATER

Rent your Caribbean retreat, resell for profit, or hold the property as it appreciates over time.

INVESTMENT IN DOMINICAN REPUBLIC

Investor Profiles

We tailor opportunities based on your investment criteria:

Budget Range	Clarify your minimum–maximum investment comfort level.
Property Type Preference	Select from hotels, villas, apartment complexes, or mixed-use developments.
Preferred Region	Choose strategic areas like Punta Cana, North Coast, Santo Domingo, Santiago, or others.
Project Stage	Tell us if you prefer pre-construction, under-construction, or turnkey assets.
Investment Strategy	Are you aiming to flip, hold long-term, or generate rental income?

STRUCTURING THE INVESTMENT

We adapt projects to match your investment structure and future plans:

Ownership Options

Open to full ownership, equity participation, or co-investment structures.

Commercial Opportunities

Ask about income-generating plazas and land-banking with future development upside (e.g., commercial + residential combos).

Time Sensitivity

Let us know if you're working with deadlines or urgent capital deployment needs.

Follow-Up Preferences

Your preferred time and channel for updates or next steps.



OWN THE LAND — NOT A LEASE

100% Freehold Ownership
Foreigners can buy and own property outright, including the land itself.

No Time Limits or Lease Expiration
Ownership does not expire — you can keep, pass down, or sell the property anytime.

Resale & Rental Freedom
You control how the property is used — Airbnb, long-term rental, resale — no restrictions.

Stronger Long-Term ROI
With land ownership, resale value and appreciation potential are higher than leasehold.

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EXIT STRATEGY

- **Full Ownership Rights**
  Foreign investors can own property — including land — with no legal restrictions.
- **Rental Income**
  In markets like Punta Cana, Samaná, and Puerto Plata, short-term rentals typically recover initial capital within 5–7 years.
- **Capital Appreciation**
  Well-located, professionally managed properties tend to rise steadily in value — especially in high-demand areas.
- **Profitable Resale**
  After 10–15 years, many investors resell at 2x to 4x their original price — often more in trending markets.



STEP - 1

LAND ACQUISITION

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STEP 1

1

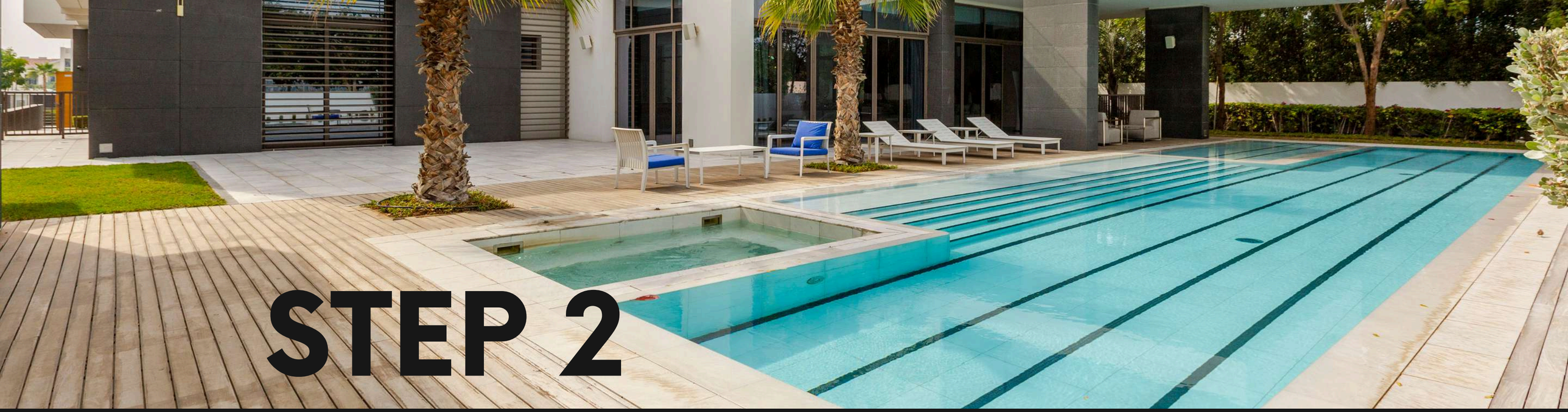
- Select your ideal land location and plot size from a curated portfolio of vetted properties.
- We coordinate the legal process, ensuring full due diligence and a clean, secure title transfer

STEP - 2

ARCHITECTURAL DESIGN

2

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STEP 2

2

Partner with top-tier architects, designers, and engineers to create an investment-ready project. Designs are tailored to fit the land, budget, and target market — whether for resale or rental.

Every architectural package includes everything needed to begin construction. For resale-focused investors, we also provide custom marketing materials to help present the property to potential buyers.

STEP - 3

CONSTRUCTION



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STEP 3

3

- Our trusted construction partners use premium materials, reliable suppliers, and carefully selected finishes — ensuring long-term durability and a refined final product.
- We stay actively involved throughout the build, working closely with the team to maintain alignment with approved plans.
- You'll receive regular updates — keeping you informed, empowered, and in control from start to finish.



STEP - 4

FURNITURE & PROPERTY MANAGEMENT

4

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STEP 4

4

- We furnish your Dominican Republic property with custom-made pieces from trusted manufacturing partners — each item tailored to your home’s layout, function, and style.
- Our interior design team works closely with you, using 3D renderings to bring your vision to life — blending beauty, comfort, and investment value.
- If you’re investing for income, let our rental specialists handle everything: listings, guest communication, pricing, and property maintenance.
- With SEO experts, dynamic pricing tools, and on-the-ground managers, your property stays visible, competitive, and fully booked — without lifting a finger.


WELCOME TO
YOUR FUTURE
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SINCE 1986